

**Minutes of the Sleepy Hollow  
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, July 27, 2015 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: David Schroedel (Chair)  
Kenneth G. Wray  
Anthony Scarpati  
Teresa Oeste  
Michael Dawley

Also Present: Clinton Smith, Esq  
Justin Miller, Esq  
Anthony Giaccio  
David Smith, Planner

The meeting was called to order at 7:00 p.m.

**BEACH CLUB DREDGING PROJECT** – Tim Judge from the Philipse Manor Beach Club was in attendance to talk about a dredging project the beach club is pursuing. In order to move forward with the project, the beach club needs a location to put an estimated 10,000 yards of dredged material. Both the east parcel and west parcel of the old General Motors site are suitable locations. Mr. Judge asked if it were possible to get a letter of support from the LDC confirming it would agree to accept the dredged material onto the East Parcel. It was agreed that Mr. Schroedel would draft a letter of support for discussion at the next LDC meeting.

**FINANCIAL CAPABILITIES OF THE LDC** – Mr. Miller outlined the process of issuing tax free bonds. The LDC can generate income by issuing tax free bonds to non-profit organizations and charging administrative fees. The directors had several questions. Discussion ensued.

**SEQRA PROCESS FOR THE EAST PARCEL** – David Smith explained the SEQRA process for redeveloping the east parcel. The LDC would act as lead agency for the environmental review. Discussion ensued.

**EAST PARCEL SECURITY** – The LDC is concerned over the number of contractors that are entering the east parcel and possibly dumping illegal material. It was recommended that security measures be taken including changing the locks on the gate, better signage, cameras and possibly having a guard. Local landscapers who would like to dump organic material on the east parcel must provide insurance and complete an application to be approved by the LDC.

**REQUEST FROM JUDLAU CONSTRUCTION** - Judlau made a request to use part of the east parcel as a staging area for a construction project they are working on. It was decided to table this matter since this request has to first be approved by the Planning Board.

**REQUEST FROM TARRYTOWN TO SHARE DPW GARAGES** - This matter was tabled.

**APPROVAL OF MINUTES** - Motion was made by Mr. Wray, seconded by Mr. Dawley, to approve the minutes of the June 26, 2015 meeting. Motion approved 5-0.

**BANKING** - There was a discussion about setting up a bank account for the LDC. The directors discussed who should be an authorized signatory. The directors agreed that David Schroedel, Mike Dawley and Anthony Giaccio will be the signatories and all checks will require two signatures.

Motion was made by Mr Wray, seconded by Mr. Scarpati to appoint David Schroedel, Mike Dawley and Anthony Giaccio as authorized signatories for the LDC. Motion carried.

Motion was made by Mr Wray, seconded by Mr. Scarpati to adjourn the meeting at 9:30. Motion carried.

Respectfully submitted,



Anthony Giaccio

**Minutes of the Sleepy Hollow  
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Friday, June 26, 2015 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: David Schroedel (Chair)  
Kenneth G. Wray  
Anthony Scarpati  
Teresa Oeste  
Michael Dawley

Also Present: Clinton Smith, Esq  
Anthony Giaccio  
Joan Bucci

The meeting was called to order at 7:00 p.m.

**SWEARING IN OF MEMBERS** - Mayor Wray swore in the new members and thanked them for serving on the Local Development Corporation.

**APPOINTMENT OF LDC OFFICERS -**

Motion was made by Mr. Wray, seconded by Mr. Dawley to appoint David Schroedel to the position of president. Motion carried. All aye.

Motion was made by Mr. Wray, seconded by Mr. Scarpati to appoint Michael Dawley to the position of treasurer. Motion carried. All aye.

Motion was made by Mr. Dawley, seconded by Ms. Oeste to appoint Anthony Scarpati to the position of secretary. Motion carried. All aye.

The members discussed setting up a bank account and who should be authorized to sign checks.

**RESOLUTIONS -**

Motion was made by Mr. Wray, seconded by Mr. Dawley to approve Clinton Smith as a legal consultant to the LDC subject to an approved retainer agreement. Motion carried. All aye.

Motion was made by Mr. Wray, seconded by Mr. Dawley to approve Harris Beach as a legal consultant to the LDC subject to an approved retainer agreement. Motion carried. All aye.

Motion was made by Mr. Scarpati, seconded by Mr. Wray to approve David Smith as a planning consultant to the LDC subject to an approved retainer agreement. Motion carried. All aye.

Motion was made by Mr. Scarpati, seconded by Mr. Wray to approve up to \$5,000 for various consultants. Motion carried. All aye.

Motion was made by Mr. Wray, seconded by Mr. Scarpati to appoint Joan Bucci to the position of acting-secretary. Motion carried. All aye.

**LDC CONTROLLED PROPERTY** - Mr. Schroedel started the discussion and provided maps of the east parcel and southern riverfront overlay zone. Mr. Schroedel said that the east parcel is currently owned by the LDC and that a portion of the south parcel will also be owned by the LDC. A long term plan is to move the department of public works garage to the east parcel. The DPW garage is currently located at a desirable location for developers. There was a discussion about the future waterfront park that will be created as part of the Edge on Hudson redevelopment project. Discussion ensued. Mr. Schroedel informed the members that there have been several requests to use the east parcel for discussion at a future meeting.

**SET ADMINISTRATION FEE AND APPROVE FORMAL APPLICATION** - The members discussed setting an administration fee to issue tax free bonds. Harris Beach provided recommendations.

Motion was made by Mr. Scarpati, seconded by Mr. Dawley to approve the attached resolution related to setting an administrative fee. Motion carried. All aye.


**SET MEETINGS SCHEDULE** - The members set the next LDC meeting for Monday, July 27, 2015 at 7:00pm.

#### **RESOLUTIONS –**

Motion was made by Mr. Wray, seconded by Mr. Dawley to approve the attached resolution related to 501.c.3 status. Motion carried. All aye.

Motion was made by Mr. Wray, seconded by Mr. Dawley to approve the attached resolution related to tax exempt status. Motion carried. All aye.

Meeting was adjourned at 9:10.

Respectfully submitted,  
  
Anthony Giaccio

**Minutes of the Sleepy Hollow  
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Thursday, January 29, 2015 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: Karin Wompa (Chair)  
Kenneth G. Wray  
Evelyn Stupel  
Dorothy Handelman  
Bruce Campbell

Jennifer Lobato-Church (Absent)  
Glenn Rosenbloom (Absent)

Also Present: Janet Gandolfo, Esq  
Anthony Giaccio

Ms. Wompa called the meeting to order at 7:00 p.m.

**DEPARTMENT OF PUBLIC WORKS GARAGE** – The members discussed the process for developing the east parcel. Potential uses for the site include a new department of public works facility and ball fields. A portion of the property is planned to be deeded over to Historic Hudson Valley. An architect would be needed to create an overall site plan for the property. There was a discussion about whether the LDC or the Sleepy Hollow Village Board starts the process. It was agreed that the Village Board will discuss this matter at a work session.

Motion was made by Mr. Campbell, seconded by Ms. Stupel to request that the Village Board submit a proposal to the LDC for the use of the East Parcel. Motion passed 5-0

**REQUEST FROM HISTORICAL HUDSON VALLEY** – The members discussed a request from Historic Hudson Valley (HHV) to use the east parcel parking lot for various events. The LDC members are concerned about security and suggested that HHV be allowed to use only the northern portion of the lot that is fenced in. They also recommended charging a fee equal to what General Motors charged in the past.

Motion was made by Mr. Wray, seconded by Ms. Wompa, to approve a request made by Historic Hudson Valley for event parking on the east parcel with the following conditions. 1) Only the northern section of the lot can be used. 2) HHV will pay a fee equal to what General Motors previously charged. Motion passed 5-0.

**METRO NORTH** – The LDC members discussed what to do about the Metro-North tracks that are located on the east parcel. Metro-North would like to continue to use these tracks, whether it by license agreement, easement or purchase. Peter Johnson of Lighthouse Landing Venture LLC was asked to join the discussion. Mr. Johnson believes that there is an opportunity for a land swap, which would increase parkland on the west side of the tracks. There may also be an opportunity to get assistance from Metro-North for projects along the tracks. If Metro-North is allowed to use the tracks on the east parcel, it may hinder future uses. Discussion ensued.

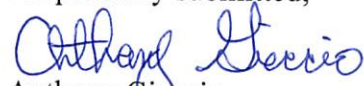
**HELPS HOSPITAL MEETING REPORT** – Ms. Wompa reported on a meeting that was held with Dan Blum who is the new president of Phelps Hospital. Phelps Hospital may be interested in having the LDC issue tax free bonds for future capital projects. Phelps Hospital recently utilized the County's LDC for this purpose, but would prefer to work with the Village moving forward.

**AMEND BY-LAWS** – There was a discussion about the code of ethics and if there is a need to amend the LDC by-laws. Specifically, there is a concern about potential conflict of interests. Discussion ensued. It was agreed that the matter will be referred to Attorney, Justin Miller for an opinion.

Motion was made by Mr. Campbell seconded by Ms. Handelman, to adjourn the meeting.  
Motion passed 5-0

Meeting was adjourned at 8:20.

Respectfully submitted,

  
Anthony Giaccio



**Minutes of the Sleepy Hollow  
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Wednesday, Dec. 17, 2014 at 7:30 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: Karin Wompa (Chair)  
Jennifer Lobato-Church  
Kenneth G. Wray  
Glenn Rosenbloom  
Evelyn Stupel  
Dorothy Handelman  
Bruce Campbell

Also Present: Janet Gandolfo, Esq  
Joel Sachs, Esq  
Anthony Giaccio  
Sean McCarthy  
Craig Werle  
Gene Devine, Esq

Ms. Wompa called the meeting to order at 7:30 p.m.

**EAST PARCEL CONVEYANCE**

The members discussed accepting the east parcel from Lighthouse Landing and authorizing a license agreement for use of the east parcel by the Village.

Motion was made by Ms. Handelman seconded by Mr. Campbell, to approve the attached resolution related to the conveyance of the east parcel. Motion passed 7-0

Motion was made by Mr. Campbell seconded by Ms. Handelman to retain Gene Devine Esq. as the exclusive insurance broker for the east parcel environmental insurance policy at no cost to the LDC. Motion passed 7-0 (resolution attached)

At 7:40, motion was made by Mr. Wray seconded by Mr. Campbell, to adjourn the meeting. Motion passed 7-0

Respectfully submitted,

  
Anthony Giaccio

**Minutes of the Sleepy Hollow  
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Wednesday, Dec. 3, 2014 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: Karin Wompa (Chair)  
Jennifer Lobato-Church  
Kenneth G. Wray  
Glenn Rosenbloom  
Evelyn Stupel  
Dorothy Handelman  
Bruce Campbell

Also Present: Janet Gandolfo, Esq  
Joel Sachs, Esq  
Anthony Giaccio  
Craig Werle, Environmental Consultant

Ms. Wompa called the meeting to order at 7:00 p.m.

**EXECUTIVE SESSION**

Motion was made by Mr. Campbell seconded by Ms. Lobato-Church, to go into executive session to discuss legal matters. Motion passed 7-0

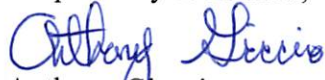
Motion was made by Ms. Lobato-Church seconded by Ms. Stupel, to invite representatives from Lighthouse Landing LLC to attend the executive session. Motion passed 6-0-1 (Wray)

Motion was made by Mr. Wray seconded by Ms. Lobato-Church to go out of executive session

Motion was made by Mr. Wray seconded by Mr. Campbell, to adjourn the meeting. Motion passed 7-0

Meeting was adjourned at 9:10.

Respectfully submitted,

  
Anthony Giaccio



## **Minutes of the Sleepy Hollow Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, Nov. 24, 2014 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: Karin Wompa (Chair)  
Jennifer Lobato-Church  
Kenneth G. Wray  
Glenn Rosenbloom  
Evelyn Stupel  
Dorothy Handelman

Bruce Campbell (Absent)

Also Present: Justin Miller, Esq  
Janet Gandolfo, Esq  
Joel Sachs, Esq  
Anthony Giaccio

Ms. Wompa called the meeting to order at 7:00 p.m.

**MINUTES** – The members discussed the minutes of the October 8, 2014 meeting. Non-substantive changes were made. Motion was made by Mr. Wray seconded by Ms. Handelman, to approve the LDC minutes for October 8, 2014 as amended. Motion passed 6-0

**LOCAL DEVELOPMENT CORPORATION BINDERS** – Justin Miller provided the LDC members with binders that contain various LDC documents including the certificate of incorporation, by-laws and resolutions.

**REQUEST FROM METRO NORTH** – There was a discussion regarding a proposal from Metro North to rent a portion of the east parcel for a construction project staging area. Ms. Handelman is concerned that the request may hinder or delay future uses of the property. Mr. Wray asked if the request conflicts with the deed restrictions. Mr. Sachs recommended a short term agreement. Ms. Gandolfo said that the request should be discussed with the developer to make sure it won't conflict with construction on the west parcel. Ms. Wompa said that a timeline for developing the east parcel needs to be established. It was agreed that Metro North would be invited to a future LDC meeting to make a more formal request.

**ENVIRONMENTAL EXPERT** – There was a discussion about retaining an environmental expert to assess the environmental risks on the east parcel and to submit annual reports to the Department of Environmental Conservation. Mr. Giaccio recommended hiring Craig Werle of Roux Associates. Mr. Werle was the Village's environmental consultant for Lighthouse Landing. Ms. Wompa asked if an RFP was required. An RFP is not required because Mr. Werle would be a professional consultant. Mr. Sachs recommended Mr. Werle because he is very familiar with site. There was a discussion about how the LDC would be able pay for a consultant. The LDC requested that Mr. Werle submit a formal proposal for review.

**INSURANCE** – There was a discussion about the LDC retaining liability and property insurance. There was a concern that legal matters would be discussed.

**EXECUTIVE SESSION**

Motion was made by Ms. Lobato-Church seconded by Mr. Wray, to go into executive session to discuss legal matters. Motion passed 6-0

Motion was made by Mr. Wray seconded by Ms. Lobato-Church, to go out of executive session. Motion passed 6-0

Motion was made by Mr. Rosenbloom seconded by Ms. Handelman, to adjourn the meeting. Motion passed 6-0

Meeting was adjourned at 8:30.

Respectfully submitted,

  
Anthony Giaccio

SLEEPY HOLLOW  
LOCAL DEVELOPMENT CORPORATION  
("LDC")  
Meeting Minutes of October 8, 2014

PRESENT: Bruce Campbell  
Janet Gandolfo  
Anthony Giaccio  
Dorothy Handelman  
Jennifer Lobato-Church  
Evelyn Stupel  
Karin Wompa  
Ken Wray

GUESTS: Justin S. Miller, Esq.  
Joel Sachs, Esq.

APOLOGIES: Glenn Rosenbloom

I. APPROVAL OF MINUTES

- Discussion ensued regarding comments and edits to the meeting minutes of September 24, 2014.
- Motion to approve the minutes of September 24, 2014, as amended made by Bruce Campbell and seconded by Dorothy Handelman.
- Minutes were approved.

II. BY-LAWS

- Mr. Miller reviewed the changes made to the by-laws pursuant to conversation held during the September 24, 2014, meeting. The LDC had no further comments.
- A conversation ensued regarding the authority of the required documents, procedural requirements and affiliation with a website. Mr. Miller answered all questions.

III. FEDERAL TAX ID

- Mr. Miller noted that the LDC was assigned a Federal Tax Identification number, which allows the LDC to open bank accounts and apply to the IRS for protected status as a charitable organization. Mr. Miller stated he is going to expedite the request, as the LDC must be tax exempt prior to taking ownership of the General Motors property.
- A conversation ensued regarding the timing for establishing a bank account, the need thereof and options for selecting a bank.

- A conversation ensued regarding insurance coverage for the Board of Directors of the LDC ("BOD"). Mr. Miller noted that the BOD may be added to the Village of Sleepy Hollow ("Village") insurance, similar to that of the Planning Board and the Zoning Board of Appeals, and can consider purchasing its own insurance at a later time when the LDC is funded. Mr. Miller further noted that, once the LDC owns property, the BOD will need to consider casualty and liability insurance as additional coverage to that covered by the Village.

#### IV. REPORT ON DEED

- Ms. Gandolfo provided an update regarding her review of the Deed with Mr. Sachs. She stated that there is an attorney meeting with all parties scheduled due to disagreement amongst counsel regarding the certain interpretations of the Deed and proposed language. A conversation ensued speculating intent and types of developments that could be (non-)compliant relative to the current draft Deed and Special Permit. Further conversation ensued regarding expectations of the DEC regarding the East Parcel, who will interface with the DEC and the qualifications of those persons involved.
- Mr. Sachs is to call the DEC to obtain clarity.
- Mr. Miller raised the of drafting an Exclusive Use License between the Village and the LDC, where the Village pays the LDC licensing fees, and the Village can then use the property. This strategy also serves as a vehicle for obtaining Village insurance coverage for the property.
- A conversation ensued regarding the timing of the passing of the South Parcel title, and Ms. Gandolfo clarified and noted that the LDC will have to reach an agreement with the developers, as they are using the property. Mr. Wray noted that this was at the request of the developers, and the LDC will need to approve the use; which may cause amendment of the Special Permit. Mr. Miller suggested that the LDC consider installment payments, sale of the parcel to the developers or a leaseback arrangement. Further conversation ensued regarding the parcel property lines and requirements under the Special Permit. Mr. Wray detailed the Village's re-zoning efforts in that area, relative to the language in the Deed, and that the restrictions in the draft Deed may impact Village plans for that property. Ms. Gandolfo stated that the LDC should determine why the developers choose to use the property.

#### V. OTHER MATTERS

- Mr. Miller stated that he spoke with the assessors and will resolve tax issues. He noted that the assessors will focus on the purchase price. Ms. Gandolfo noted that there are differing lot numbers between the Village and the Town and that Mr. Fred Gross is currently reconciling these differences. She stated that there will be a joint meeting with the lawyers and assessors to attempt coordination of efforts.

- Mr. Miller provided an update regarding the impact on school tax when the land is removed from a PILOT, particularly the changes in tax amounts paid due to the loss of State Aid.
- Ms. Wompa noted that the developers are looking at Beekman Avenue storefront to open an informational office.
- A discussion ensued regarding the date of the next meeting. The BOD determined that it wants a Deed and resolution for the LDC's review, as well as a closing date. The BOD determined Thursday November 20, 2014 to be the next meeting date.
- A conversation ensued regarding contemplated uses for the East Parcel. Various ideas were discussed, and various members of the public in attendance<sup>1</sup> provided comments regarding these types of facilities.

VI. MEETING ADJOURNED

- Motion made by Ken Wray, seconded by Evelyn Stupel. Unanimous approval.
- Adjourned 8:13pm.

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<sup>1</sup> Members of the public who spoke at this time: Kevin Kaye.

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Local Development Corporation**

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Present: Karin Wompa (Chair)  
Jennifer Lobato-Church  
Kenneth G. Wray  
Glenn Rosenbloom  
Evelyn Stupel  
Dorothy Handelman  
Bruce Campbell

Also Present: Janet Gandolfo, Esq  
Joel Sachs, Esq  
Anthony Giaccio  
Craig Werle, Environmental Consultant

Ms. Wompa called the meeting to order at 7:00 p.m.

**EXECUTIVE SESSION**

Motion was made by Mr. Campbell seconded by Ms. Lobato-Church, to go into executive session to discuss legal matters. Motion passed 7-0

Motion was made by Ms. Lobato-Church seconded by Ms. Stupel, to invite representatives from Lighthouse Landing LLC to attend the executive session. Motion passed 6-0-1 (Wray)

Motion was made by Mr. Wray seconded by Ms. Lobato-Church to go out of executive session

Motion was made by Mr. Wray seconded by Mr. Campbell, to adjourn the meeting. Motion passed 7-0

Meeting was adjourned at 9:10.

Respectfully submitted,

  
Anthony Giaccio